



# Official Agenda – January 10, 2006, 9:00 AM City of Raleigh Planning Commission

Room 201, City Council Chambers, Avery Upchurch Municipal Complex

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COUNCIL CHAMBER IS ASSISTIVE LISTENING SYSTEM EQUIPPED. DEAF AND HEARING IMPAIRED PERSONS NEEDING INTERPRETER SERVICES SHOULD PROVIDE 48 HOUR NOTICE BY CALLING 890-3011 (VOICE) AND 890-3107 (TDD)

## 1. INVOCATION

## 2. OLD BUSINESS

### A. COMMITTEE OF THE WHOLE REPORT

1. [Z-56-05](#) – Six Forks Road, east side, between Anson Way and Colonnade Center Drive, Conditional Use \*\*(Mine Creek)
2. [Z-61-05](#) – Courtland Drive (north of Wake Forest Road), east side, between Sasser Street and Holden Street (east of Elm Street), north side of Virginia Street (between Elm and Watauga Streets) \*\*(Pigeon House)
3. \*[Z-66-05](#) – Wake Forest Road, northwest quadrant of Crown Court intersection, Conditional Use \*\*(Crabtree Creek)

### B. STRATEGIC PLANNING COMMITTEE REPORT

1. [Z-53-05](#) – Jones Franklin Road, west side, southwest of Centerview Drive intersection, Conditional Use \*\*(Walnut Creek) **VSPP**
2. [Z-57-05](#) – Spring Forest Road, north side, north of Atlantic Avenue intersection, Conditional Use \*\*(Marsh Creek)

### C. DEFERRED ITEMS

1. \*[Z-63-04](#) – Appleton Drive, west side, south of Fort Sumter Road intersection, Conditional Use \*\*(Walnut Creek)
2. [SP-64-05](#) – Ed Drive Mixed Use Project

## 3. NEW BUSINESS

### A. PUBLIC HEARING (10 AM)

1. [SP-98-04](#) – Oberlin Baptist Church Addition
2. [SP-74-05](#) – Falls of Neuse Office Park

## 4. APPROVAL OF MINUTES – December 13, 2005 Planning Commission Meeting, December 20, 2005, and January 3, 2006 Committee of the Whole Meeting Minutes

## 5. OTHER BUSINESS

- A. Report from the Chair
- B. Report from the Members
- C. Report from the City Attorney
- D. Report from the Planning Director
- E. Committee Agenda Items

## 6. ADJOURNMENT

**LEGEND:**

- (VSPP)** indicates that a valid statutory protest petition has been filed on this request.  
**(\*)** indicates that a portion or the entire area of this case is located in a floodprone area.  
**(#)** indicates that a portion of or the entire area is located within the Falls Lake or Swift Creek water supply watershed protection area.  
**(+)** indicates special conditions for stormwater management.  
**(\*\*)** indicates the drainage basin the case is located in.
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**FUTURE MEETINGS****Committee of the Whole - Tuesday, February 7, 2006 – 9:00 AM – Room 305**

Pending Items:

CP-19-05 – Southall Road/Perry Creek Road Corridor (PC 12/13/05)

[Z-62-05](#) – Hillsborough Street and Clark Avenue, extending from St. Mary's Street to Oberlin Road **\*\***(Pigeon House) **VSPP** (PC 11/22/05)

**Text Change Committee – Tuesday, January 17, 2006 – 9:00 AM – Room 305**

Pending Items:

Tree planting requirements on single family detached lots (PC 1/25/05)

**Strategic Planning Committee – Tuesday, January 17, 2006 - 11:00 AM – Room 305**

Pending Items:

Comprehensive Plan Design Guidelines for Low Intensity Office Developments and Residential Character (PC 4/26/05)

Urban Form Overlay District (PC 3/9/04)

[Z-47-05](#) – New Bern Avenue, southeast side, west of Peartree Lane intersection, Conditional Use **\*\***(Crabtree) (PC 9/27/05)

[Z-54-05/MP-2-05](#) – Wade Avenue, south side, west of Edwards Mill Road intersection, Conditional Use **\*\***(Richland Creek) (PC 11/22/05)

**Transit/Land Use Committee**

Pending Items:

Transit Rail Station Development Strategy (PC 8/20/02)

**DEFERRED ITEMS**

[Z-72-05](#) – Leesville Church Road, northwest quadrant of Leesville Road intersection, Conditional Use **\*\***(Sycamore) (PC 11/22/05)

[Z-15-05](#) – Auburn Church Road (Referral from Council) – 2-Year Waiver (PC 9/27/05)

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**\*\*\*\*\*REMINDERS\*\*\*\*\***

- **Friday, January 13 – Zoning Hearing Tour – 8:30 a.m.**
- **Tuesday, January 17 – Joint CC/PC Public Hearing – 6:30 p.m., Council Chambers**